

PART TWO: USE REGULATIONS

GENERAL PROVISIONS

2000 GENERAL INTENT OF THE USE REGULATIONS.

The provisions of Section 2000 through Section 2999, inclusive, shall be known as the San Diego County Use Regulations. The purpose of these provisions is to specify the range and combinations of uses necessary to meet requirements for residential and non-residential development within San Diego County as set forth in the policies and principles of the San Diego County General Plan.

2005 USE DESIGNATOR REQUIRED.

A Use Designator shall be required as a component of all zones within San Diego County except for the Fallbrook Village Zones. Said Use Designator, together with Animal Designator (if required) as specified in Section 3000 through Section 3999, inclusive; Development Designator as specified in Section 4000 through Section 4999, inclusive; and any applicable Special Area Designator as specified in Section 5000 through 5999, inclusive, shall describe a zone which *prescribes regulations of land uses within San Diego County.*

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

2010 BUILDING ENCLOSURE.

The uses classified within the use types listed for each Use Designator shall be conducted in the type of building enclosure as set forth in the Enclosure Regulations commencing at Section 6800.

RESIDENTIAL USE REGULATIONS

RS# SINGLE FAMILY RESIDENTIAL USE REGULATIONS
 RD# DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS
 RM# MULTI-FAMILY RESIDENTIAL USE REGULATIONS
 RV# VARIABLE FAMILY RESIDENTIAL USE REGULATIONS
 (# = Number which denotes approximate dwelling units per acre.)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two- family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

2102 PERMITTED USES.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

2102

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2103 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RS, RD, RM and RV Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2104 USES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2105 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services

Community Recreation
 Cultural Exhibits and Library Services
 Group Care
 Lodge, Fraternal and Civic Assembly
 Major Impact Services and Utilities
 Parking Services
 Postal Services
 Religious Assembly

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
 Agricultural and Horticultural Sales (all types)
 Automotive and Equipment: Parking
 Business Support Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Medical Services
 Participant Sports and Recreation (all types)
 Personal Services, General
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2140

RU# URBAN RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2140 INTENT.

The provisions of Section 2140 through Section 2149, inclusive, shall be known as the RU Urban Residential Use Regulations. The RU Use Regulations are intended to create and enhance areas where permanent family residential uses are permitted and institutional residential care uses are conditionally permitted and civic uses are permitted when they serve the needs of the residents. Typically, the RU Use Regulations would be applied to rural, suburban, or urban areas where adequate levels of public services are available. Various applications of the RU Use Regulations with appropriate development designators can create areas which have a single-family character or areas which, because of the scale of structures, are recognizable as high-density areas.

2142 PERMITTED USES.

The following use types are permitted by the RU Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2143 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RU Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2144 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RU Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Cultural Exhibits and Library Services
 Minor Impact Utilities
 Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2145 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RU Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
 Ambulance Services (see Section 6900)
 Child Care Center
 Clinic Services
 Community Recreation
 Group Care
 Lodge, Fraternal and Civic Assembly
 Major Impact Services and Utilities
 Parking Services
 Postal Services
 Religious Assembly

2145

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2146 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS.
The following use types are permitted by the RU Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Automotive and Equipment: Parking
Business Support Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Participant Sports and Recreation (all types)
Personal Services, General
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

RMH# MOBILEHOME RESIDENTIAL USE REGULATIONS

(# - Number which denotes approximate dwelling units per acre.)

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

2160 INTENT.

The provisions of Sections 2160 through 2168, inclusive, shall be known as the RMH Mobilehome Residential Use Regulations. These regulations are intended to create and preserve areas for Mobilehome Residential uses; and to avoid the economic and social dislocations, and reduction of housing stock resulting from conversion of mobilehome parks to other uses. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public services are available and where it is appropriate to create a permanent mobilehome residential area and maintain such area once developed. Various applications of the RMH Use Regulations with appropriate development or special area designators can create a low density, rural mobilehome environment, a traditional urban mobilehome park, or mobilehome subdivisions.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

2162 PERMITTED USES.

The following use types are permitted by the RMH Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2163 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RMH Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2163

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2164 USES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RMH Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2165 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RMH Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

b. Extractive Use Types.

Site Preparation

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2166 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS.

The following use types are permitted by the RMH Use Regulations if approved by a major use permit as part of a Planned Development which has

the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
 Agricultural and Horticultural Sales (all types)
 Automotive and Equipment: Parking
 Business Support Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Medical Services
 Participant Sports and Recreation (all types)
 Personal Services, General
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2168 SPECIAL PROVISIONS: RMH USE REGULATIONS.

The following are permitted by the RMH Use Regulations prior to establishment of mobilehome residential uses.

- a. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.
- b. An Administrative Permit may be granted by the Director to authorize alteration or expansion of existing structures, or erection of accessory structures, if such construction does not hinder the eventual development of the property for Mobilehome Residential uses.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

RR# RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

2183

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RR Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities
Small Schools

c. Commercial Use Types.

Cottage Industries (see Section 6920)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services

Group Care
 Law Enforcement Services
 Lodge, Fraternal and Civic Assembly
 Major Impact Services and Utilities
 Parking Services
 Postal Services
 Religious Assembly

- c. Commercial Use Types.
 Participant Sports and Recreation: Outdoor
 Transient Habitation: Campground (see Section 6450)
 Transient Habitation: Resort (see Section 6400)
 Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.
 Packing and Processing: Limited
 Packing and Processing: Winery
- e. Extractive Use Types.
 Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

RRO RECREATION ORIENTED RESIDENTIAL USE REGULATIONS

2220 INTENT.

The provisions of Section 2220 through Section 2229, inclusive, shall be known as the RRO Recreation Oriented Residential Use Regulations. The RRO Use Regulations are intended to create and enhance areas where recreationally-oriented residential development is desired. Typically, the RRO Use Regulations would be applied to rural and suburban areas where outdoor recreational use is desired as an important supportive feature of residential development. Various applications of the RRO Use Regulations with appropriate development designators can create areas of exclusively single-family development surrounding a lake or golf course, or a mix of single and multi-family dwellings in association with equestrian, tennis, or other recreational facilities. Certain non-recreational commercial uses may be permitted within the zone as long as they support the dominant residential recreational character of the area.

2221 SITE PLAN REVIEW REQUIRED.

All development within the RRO Recreation Oriented Residential Use Regulations, except the construction of 4 or less single-family dwellings or 2 or less two-family dwellings, shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show:
 1. The location, size, height, use, general exterior design, and entrances and exits of all proposed buildings and structures, and their relationship to existing buildings and structures located on the development site.
 2. The location, size and use of all existing and proposed recreation facilities.
 3. The internal circulation plan of the development site, including the location, size and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.
 4. The location, size and type of all existing vegetation and all proposed landscaping.

2221

b. Relationship to Subdivision Ordinance.

Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.

c. Standards and Criteria.

The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.

1. The placement and siting of the existing and proposed buildings, structures, and recreation facilities, with respect to their uses and activities, shall functionally relate to each other and mutually support a residential recreation character.
2. The internal circulation plan shall provide adequate and convenient access to all buildings, structures, and recreation facilities located on the development site and shall give priority to pedestrian walkways and bicycle paths.
3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and planting should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

2222 PERMITTED USES.

The following use types are permitted by the RRO Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2223 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RRO Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2224 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RRO Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2225 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RRO Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center

2225

Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Retail Sales
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Packing and Processing: Limited
Packing and Processing: Winery

e. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2226 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS.
The following use types are permitted in the RRO Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking

Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

RC RESIDENTIAL/COMMERCIAL USE REGULATIONS

2260 INTENT.

The provisions of Section 2260 through Section 2269, inclusive, shall be known as the RC Residential/Commercial Use Regulations. The RC Use Regulations are intended to create and enhance neighborhoods where a mixture of residential, professional, and convenience commercial uses is desired. Typically, the RC Use Regulations would be one in which a few specific types of convenience commercial services would be permitted in a residential area. Commercial uses would be subordinate to the dominant residential character of the area and would be designed principally with a pedestrian orientation. Various applications of the RC Use Regulations with appropriate development designators could create single-family areas where professional and commercial uses are conducted on the ground floor with residential units in upper stories, or area where commercial uses would be conducted in separate structures built at the same scale as adjacent residential structures.

2262 PERMITTED USES.

The following use types are permitted by the RC Use Regulations:

a. Residential Use Types.

- Family Residential
- Group Residential

b. Civic Use Types.

- Child Care Center
- Clinic Services
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Lodge, Fraternal and Civic Assembly
- Religious Assembly
- Small Schools

c. Agricultural Use Types.

- Horticulture: Cultivation
- Tree Crops
- Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2263 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RC Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Administrative and Professional Services "4"

Financial, Insurance and Real Estate Services "11"

Medical Services "4"

Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2264 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Animal Sales and Services: Grooming

Convenience Sales and Personal Services

Eating and Drinking Establishments

Food and Beverage Retail Sales

Retail Sales: General

Retail Sales: Specialty

Transient Habitation: Lodging

2264

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2265 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Community Recreation
Major Impact Services and Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)

c. Agricultural Use Types.

Packing and Processing: Winery

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2266 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED

DEVELOPMENTS. The following use types are permitted by the RC Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Business Support Services
Communications Services
Gasoline Sales

Participant Sports and Recreation (all types)
Personal Services, General
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

COMMERCIAL USE REGULATIONS

C30 OFFICE-PROFESSIONAL USE REGULATIONS

2300 INTENT.

The provisions of Section 2300 through Section 2309, inclusive, shall be known as the C30 Office-Professional Use Regulations. The C30 Use Regulations are intended to create and enhance areas where administrative, office and professional services are the principal and dominant use. It is also intended that uses involving high volumes of vehicular traffic be excluded from the C30 Use Regulations. Typically, the C30 Use Regulations would be applied near residential areas, have a scale and appearance compatible with and complementary to the adjacent residential use, and have pedestrian as well as vehicular access.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

2302 PERMITTED USES.

The following use types are permitted by the C30 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Business Support Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services: General

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2303

2303 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C30 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"
Eating and Drinking Establishments "10"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2304 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C30 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking
Communications Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2305 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C30 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Community Recreation
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Postal Services
Religious Assembly

b. Commercial Use Types.

Research Services

Funeral and Interment Services: Undertaking

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2310

C31 RESIDENTIAL-OFFICE-PROFESSIONAL USE REGULATIONS

2310 INTENT.

The provisions of Section 2310 through Section 2319, inclusive, shall be known as the C31 Residential-Office-Professional Use Regulations. The C31 Use Regulations are intended to create and enhance areas where administrative, office, and professional services are the principal and dominant use. It is also intended that uses involving high volumes of vehicular traffic be excluded from the C31 Use Regulations. Typically, the C31 Use Regulations would be applied near residential areas, have a scale and appearance compatible with and complementary to the adjacent residential use, and have pedestrian as well as vehicular access. When considered desirable, residential uses may be permitted.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

2312 PERMITTED USES.

The following use types are permitted by the C31 Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Group Care
Parking Services
Small Schools

c. Commercial Use Types.

Administrative and Professional Services
Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services: General

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2313 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C31 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"
 Eating and Drinking Establishments "10"
 Food and Beverage Retail Sales "10"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2314 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C31 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking
 Communications Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2315 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C31 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Community Recreation
 Law Enforcement Services
 Lodge, Fraternal and Civic Assembly
 Major Impact Services and Utilities
 Postal Services
 Religious Assembly

2315

b. Commercial Use Types.

Funeral and Internment Services: Undertaking
Research Services

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

C32 CONVENIENCE COMMERCIAL USE REGULATIONS

2320 INTENT.

The provisions of Section 2320 through Section 2329, inclusive, shall be known as the C32 Convenience Commercial Use Regulations. The C32 Use Regulations are intended to create and enhance areas where a limited number of retail commercial goods and services are desired to meet day-to-day needs of local residents. Typically, the C32 Use Regulations would be applied within walking or short driving distance of a residential area, would be designed to serve only a limited local market, and would permit only those uses which do not create in the adjacent residential area increased traffic, noise or other such impacts considered incompatible with the residential use. Various applications of the C32 Use Regulations with appropriate development designators can create shopping areas which serve low-density neighborhoods, more urbanized, high-density residential or transient use areas.

2322 PERMITTED USES.

The following use types are permitted by the C32 Use Regulations:

a. Civic Use Types.

Child Care Center
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Retail Sales

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2323 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C32 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2323

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2324 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking
Participant Sports and Recreation: Indoor

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture: Storage

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 7843 (N.S.) adopted 12-19-90)

2325 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services

Lodge, Fraternal and Civic Assembly
 Major Impact Services and Utilities
 Parking Services
 Postal Services
 Religious Assembly

b. Commercial Use Types.

Gasoline Sales

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2340

C34 GENERAL COMMERCIAL/RESIDENTIAL USE REGULATIONS

2340 INTENT

The provisions of Section 2340 through 2349, inclusive, shall be known as the C34 General Commercial/Residential Use Regulations. The C34 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically, the C34 Use Regulations would be applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications of the C34 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.

2341 SITE PLAN REVIEW REQUIRED.

All development within the C34 General Commercial/Residential Use Regulations, except developments containing only residential or civic uses, shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings and sketches as are necessary to show:
 1. The location, use and entrances and exits of all proposed buildings and structures and their relationship to existing buildings and structures located on and in the immediate vicinity of the development site.
 2. The internal circulation of the development site, including the location, size, and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.
 3. The location, size and type of all existing vegetation and all proposed landscaping.
- b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.
- c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.

1. Proposed uses, including uses within a mixed residential/commercial development, shall be functionally and visually compatible with one another and with other uses, buildings and structures in the immediate vicinity.
 2. The internal circulation plan shall provide adequate and convenient access to the variety of uses contained within the development site. Common access serving more than one use or facility shall be provided whenever possible and in a manner which prevents mutual interference.
 3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
 4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.
- d. **Exemption for Signs.** A site plan shall not be required for addition of new signs or modification of existing signs, provided the site is not subject to an approved site plan that designates sign location and that all such signs comply with all other pertinent requirements of this ordinance. This exemption shall not apply to any site subject to the Community Design Review, Historic Landmark, Historic District, or Design Review Special Area Regulations.

(Amended by Ord. 8105 (N.S.) adopted 7-15-92)

2342 PERMITTED USES.

The following use types are permitted by the C34 Use Regulations:

a. **Residential Use Types.**

Family Residential
Group Residential

b. **Civic Use Types.**

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services

- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

c. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rentals, Light Equipment (see Section 6800)
- Business Support Services
- Communications Services
- Convenience Sales and Personal Services
- Eating and Drinking Establishments
- Financial, Insurance and Real Estate Services
- Food and Beverage Retail Sales
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General
- Retail Sales: Specialty
- Transient Habitation: Lodging

d. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

e. Agricultural Use Types.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2343 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C34 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"
 Construction Sales and Services "8" (see Section 6300)
 Gasoline Sales "12"
 Laundry Services "13"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2344 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C34 Use Regulations upon issuance of a Minor Use Permit:

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Sales/Rental, Farm Equipment
 Participant Sports and Recreation: Indoor

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2345 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C34 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)
 Automotive and Equipment: Storage, Recreational Vehicles and Boats
 Funeral and Interment Services (All Types)
 Research Services
 Spectator Sports and Entertainment (All Types)
 Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

C35 GENERAL COMMERCIAL/LIMITED RESIDENTIAL USE REGULATIONS

2350 INTENT.

The provisions of Section 2350 through 2355, inclusive, shall be known as the C35 General Commercial/Limited Residential Use Regulations. The C35 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically, the C35 Use Regulations would be applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications of the C35 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2352 PERMITTED USES.

The following use types are permitted by the C35 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rentals, Light Equipment(see Section 6800)
- Business Support Services
- Convenience Sales and Personal Services
- Communications Services
- Eating and Drinking Establishments

2352

Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Personal Services, General
Repair Services: Consumer
Retail Sales, General
Retail Sales: Specialty
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2353 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C35 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"
Construction Sales and Services "8"
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2354 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C35 Use Regulations upon issuance of a Minor Use Permit:

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Sales/Rentals, Farm Equipment
Participant Sports and Recreation: Indoor

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2355 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C35 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services (all types)
Research Services
Spectator Sports and Entertainment (all types)
Transient Habitation: Campground (see Section 6450)

d. Extractive Use Types.

Site Preparation

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2360

C36 GENERAL COMMERCIAL USE REGULATIONS

2360 INTENT.

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

2362 PERMITTED USES.

The following use types are permitted by the C36 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment

Automotive and Equipment: Sales/Rentals, Farm Equipment
 Automotive and Equipment: Sales/Rentals, Light Equipment
 Business Support Services
 Communications Services

Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Funeral and Interment Services: Undertaking
 Medical Services
 Participant Sports and Recreation: Indoor
 Personal Services, General
 Repair Services: Consumer
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited
 Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2363 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Agricultural Services "9"

2363

Automotive and Equipment: Repairs, Heavy Equipment "8"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Drug Paraphernalia Establishment "21"
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2365 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

C37 HEAVY COMMERCIAL USE REGULATIONS

2370 INTENT.

The provisions of Section 2370 through Section 2379, inclusive, shall be known as the C37 Heavy Commercial Use Regulations. The C37 Use Regulations are intended to, as closely as possible, duplicate the old C2 Zone.

2372 PERMITTED USES.

The following use types are permitted by the C37 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment

Automotive and Equipment: Sales/Rentals, Heavy Equipment
 Automotive and Equipment: Sales/Rentals, Light Equipment
 Automotive and Equipment: Storage, Recreational Vehicles and Boats
 Building Maintenance Services
 Business Equipment, Sales and Service
 Business Support Services
 Communication Services
 Construction Sales and Services (see Section 6300)
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage, Retail Sales
 Funeral and Interment Services: Undertaking
 Gasoline Sales
 Laundry Services
 Medical Services
 Participant Sports and Recreation: Indoor
 Personal Services, General
 Repair Services, Consumer
 Research Services
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment (all types)
 Transient Habitation: Lodging
 Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Sections 1610 and 6300 for standards)

d. Agricultural Use Types.

Horticulture (All Types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9569 (N.S.) adopted 7-9-03)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2373 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C37 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Drug Paraphernalia Establishment "21"

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

Recycling Processing Facility, Wood and Green Materials "15"

Wholesaling, Storage and Distribution: Light "8"

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)

(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2375 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C37 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicles

Funeral and Interment Services: Cremating

Funeral and Interment Services: Interring

Swap Meets

Transient Habitation: Campground (see Section 6450)

Wholesaling, Storage and Distribution: Heavy (see Section 6300)

d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

2380

C38 SERVICE COMMERCIAL USE REGULATIONS

2380 INTENT.

The provisions of Section 2380 through Section 2389, inclusive, shall be known as the C38 Service Commercial Use Regulations. The C38 Use Regulations are intended to create and enhance areas where certain heavier commercial or light industrial uses with large acreage requirements, may locate. Typically, the C38 Use Regulations would be applied to the periphery of retail commercial areas from which such uses could supply goods and services to the retail commercial zones. Various applications of the C38 Use Regulations with appropriate development designators can create wholesaling or warehousing areas.

2382 PERMITTED USES.

The following use types are permitted by the C38 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Storage, Recreational Vehicles and Boats
- Building Maintenance Services
- Business Equipment Sales and Services

Business Support Services
 Communication Services
 Construction Sales and Services (see Section 6300)
 Gasoline Sales
 Laundry Services
 Repair Services, Consumer
 Research Services
 Wholesale, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (All Types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2383 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C38 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Food and Beverage Retail Sales "10"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"
 Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

2383

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2384 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C38 Use Regulations upon issuance of a Minor Use Permit.

a. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2385 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C38 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Clinic Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicle
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Indoor
Scrap Operation (see Section 6300)
Spectator Sports and Entertainment: General
Swap Meets
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

C40 RURAL COMMERCIAL USE REGULATIONS

2400 INTENT.

The provisions of Section 2400 through Section 2409, inclusive, shall be known as the C40 Rural Commercial Use Regulations. The C40 Use Regulations are intended to create and enhance commercial centers which serve predominantly agricultural areas with a broad range of goods and services. Typically, the C40 Use Regulations would be applied to rural or semi-rural areas where many diverse types of commercial uses are desired. Various applications of the C40 Use Regulations with appropriate development designators can create large scale commercial agricultural areas where outdoor storage and sale of animals is permitted, or smaller commercial areas which function as rural town centers.

2402 PERMITTED USES.

The following use types are permitted by the C40 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment

2402

Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Gasoline Sales
Laundry Services
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services, Consumer
Research Services
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2403 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C40 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes

following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Construction Sales and Services "9"

Drug Paraphernalia Establishment "21"

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

Recycling Processing Facility, Wood and Green Materials "15"

Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)

(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2404 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C40 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2405 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C40 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Auctioning

Animal Sales and Services: Stockyards

2405

Automotive and Equipment: Storage, Non-operating Vehicles
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Scrap Operation (see Section 6300)
Spectator Sports and Entertainment: General
Swap Meets
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

C42 VISITOR-SERVING COMMERCIAL USE REGULATIONS

2420 INTENT.

The provisions of Section 2420 through 2429, inclusive, shall be known as the C42 Visitor-Serving Commercial Use Regulations. The C42 Use Regulations are intended to create and enhance areas devoted to the provision of recreational and tourist services. Thus, a broad range of recreational and visitor-serving uses are permitted and other uses are very limited. Typically, the C42 Use Regulations would be applied to areas where tourist-oriented recreational opportunities exist and associated facilities and services are desired. Various applications of the C42 Use Regulations with appropriate development designators can create an intensive-use recreational village, vacation spa, or resort, or in areas considered generally unsuitable for intensive development, more rural, open recreation-oriented developments.

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

2421 SITE PLAN REVIEW REQUIRED IN CALIFORNIA COASTAL ZONE.

All development within the C42 Visitor-Serving Commercial Use Regulations located within the California Coastal Zone shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show:
 1. The location, size, height, use, general exterior design, and entrances and exits of all proposed buildings and structures and their relationship to existing buildings and structures located on the development site.
 2. The location, size and use of all existing and proposed recreation facilities.
 3. The internal circulation plan of the development site, including the location, size and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.

4. The location, size and type of all existing vegetation and all proposed landscaping.
- b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.
- c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.
 1. The placement and siting of the existing and proposed buildings, structures, and recreation facilities, with respect to their uses and activities, shall functionally relate to each other and mutually support a recreational and/or tourist-serving character.
 2. The internal circulation plan shall provide adequate and convenient access to all buildings, structures, and recreation facilities located on the development site and shall give priority to pedestrian walkways and bicycle paths.
 3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
 4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6619 (N.S.) adopted 07-06-83)

(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)

2422 PERMITTED USES.

The following use types are permitted by the C42 Use Regulations:

a. Civic Use Types.

Essential Services
Parking Services

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation (all types)
Retail Sales: Specialty
Transient Habitation: Campground (applicable site plan subject to standards commencing at Section 6450)
Transient Habitation: Lodging
Transient Habitation: Resort (applicable site plan subject to standards commencing at Section 6400)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

2423 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C42 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "20"

b. Commercial Use Types.

Administrative and Professional Services "20"
Business Support Services "20"
Financial, Insurance and Real Estate Services "20"
Recycling Collection Center "3"

(Added by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

2424

2424 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C42 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2425 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C42 Use Regulations upon issuance of a Major Use Permit.

a. Commercial Use Types.

Gasoline Sales

Spectator Sports and Entertainment (all types)

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

C44 FREEWAY COMMERCIAL USE REGULATIONS**2440 INTENT.**

The provisions of Section 2440 through Section 2449, inclusive, shall be known as the C44 Freeway Commercial Use Regulations. The C44 Use Regulations are intended to create and enhance areas where automobile associated traveler services are desired. Typically, the C44 Use Regulations would be applied adjacent to freeway interchanges or in areas with convenient access to freeways. Various applications of the C44 Use Regulations with appropriate development designators can create a limited service area with a gas station and restaurant, or a more extensive service area including motels and overnight travel trailer accommodations.

2442 PERMITTED USES.

The following use types are permitted by the C44 Use Regulations:

a. Civic Use Types.

Child Care Center
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Small Schools

b. Commercial Use Types.

Eating and Drinking Establishments
Transient Habitation: Lodging

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2443 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C44 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2443

a. Commercial Use Types.

Gasoline Sales "12"
Recycling Collection Facility, Small "2"
Recycling Processing Facility "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2444 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C44 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2445 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C44 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

b. Commercial Use Types.

Automotive and Equipment: Storage, Recreational Vehicles and Boats
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

C46 MEDICAL CENTER USE REGULATIONS

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly S84 Med. Cen. Use Regs.)

2460 INTENT.

The provisions of Section 2460 through Section 2469, inclusive, shall be known as the C46 Medical Center Use Regulations. The C46 Use Regulations are intended to create and enhance areas where a concentration of medical and other compatible uses is desired. Typically, the C46 Use Regulations would be applied to areas where there is a desire to discourage use by non-medical associated uses and where a community of a size sufficient to support a medical center exists or is planned. Various applications of the C46 Use Regulations, with appropriate development designators, can create major regional medical centers, including hospitals, medical office buildings, laboratories, and other supportive commercial and service facilities, or small community medical centers whose scale would more clearly reflect the needs of the immediate area.

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2840)

2461 SITE PLAN REVIEW REQUIRED.

All development within the C46 Medical Center Use Regulations shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, documents, and sketches as are necessary to show:
 1. The location, use, entrances and exits of all proposed buildings and structures.
 2. The projected scale of operations and service loads of the development as related to their expected impact on the area immediately surrounding the development site.
 3. The internal circulation plan of the development site, including the location, size, and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.
 4. The location, size and type of all existing vegetation and all proposed landscaping.

- b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.
- c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.
 - 1. The overall physical design of the project, with respect to the interior placement and siting of buildings and structures, shall mitigate the adverse impacts of the development on the immediately surrounding area.
 - 2. The internal circulation plan shall provide adequate and convenient access to all buildings and structures contained within the development.
 - 3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
 - 4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

(Renumbered by Ord. 5508 (N.S.) adopted 5-16-79. Formerly 2841)

2462 PERMITTED USES.

The following use types are permitted by the C46 Use Regulations:

a. Civic Use Types.

Child Care Center
 Clinic Services
 Essential Services
 Fire Protection Services (see Section 6905)
 Group Care
 Law Enforcement Services
 Parking Services
 Small Schools

b. Commercial Use Types.

Medical Services

c. Agricultural Use Types.

Horticultural: Cultivation

Tree Crops

Row and Field Crops

(Renumbered by Ord. 5508 (N.S.) adopted 5-16-79. Formerly 2842)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2463 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C46 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"

Eating and Drinking Establishments "10"

Food and Beverage Retail Sales "10"

Recycling Collection Facility, Small "2"

Recycling Processing Facility "3"

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2843)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2464 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C46 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2844)

2465 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C46 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services

Ambulance Services

Community Recreation

2465

410

Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Postal Services
Religious Assembly

b. Extractive Use Types.

Site Preparation

(Renumbered and amended by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2845)

MANUFACTURING AND INDUSTRIAL USE REGULATIONS

M50 BASIC INDUSTRIAL USE REGULATIONS

2500 INTENT.

The provisions of Section 2500 through Section 2509, inclusive, shall be known as the M50 Basic Industrial Use Regulations. The M50 Use Regulations are intended to create and preserve areas for basic manufacturing operations which evidence no or very low nuisance characteristics. Non-manufacturing uses are restricted to those providing essential support services to manufacturing plants and their personnel. Typically, the M50 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M50 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or preserve large tracts of land for basic manufacturing, assembling, or processing uses.

2502 PERMITTED USES.

The following use types are permitted by the M50 Use Regulations:

a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

b. Commercial Use Types.

- Automotive and Equipment: Parking
- Recycling Processing Facility, Wood and Green Materials
- Research Services

c. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops
- Packing and Processing: Limited
- Packing and Processing: Winery
- Packing and Processing: General

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2503

2503 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M50 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Administrative and Professional Services "5"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2504 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M50 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Sales

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2505 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M50 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2520

M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

2520 INTENT.

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

b. Commercial Use Types.

- Administrative and Professional Services
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rental, Light Equipment (see Section 6800)
- Business Equipment Sales and Services
- Business Support Services
- Communications Services
- Laundry Services
- Participant Sports and Recreation: Indoor
- Recycling Processing Facility, Wood and Green Materials
- Research Services
- Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing "Limited"

Packing and Processing "Winery"

Packing and Processing "General"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2523 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"

Agricultural and Horticultural Sales "8" (all types)

Automotive and Equipment: Cleaning "8"

Automotive and Equipment: Repairs, Heavy Equipment "8"

Automotive and Equipment: Repairs, Light Equipment "8"

Automotive and Equipment: Sales/Rentals, Farm Equipment "9"

Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"

Building Maintenance Services "8"

Construction Sales and Services "8" (see Section 6300)

Food and Beverage Retail Sales "10"

Gasoline Sales "12"

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2524

2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2525 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Funeral and Interment Services: Cremating
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

M54 GENERAL IMPACT INDUSTRIAL USE REGULATIONS

2540 INTENT.

The provisions of Section 2540 through Section 2549, inclusive, shall be known as the M54 General Impact Industrial Use Regulations. The M54 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses not having high nuisance characteristics may locate. Non-industrial uses which support industrial uses are permitted within the zone, particularly administrative, sales, and services uses. Typically, the M54 Use Regulations would be applied near rail and trucking facilities, or other locations where impacts associated with noise, odor and traffic would not impact on residential or commercial areas. All outdoor storage areas would be subject to screening regulations. Various applications of the M54 Use Regulations with appropriate development designators can create a large transportation-dependent industrial center or a small, geographically isolated grouping of a few small scale industrial uses.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2542 PERMITTED USES.

The following use types are permitted by the M54 Use Regulations:

a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Veterinary, Large Animals
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Storage, Recreational Vehicles & Boats
- Building Maintenance Services
- Business Equipment Sales and Services
- Business Support Services
- Communications Services

2542

Construction Sales and Services (See Section 6300)
Gasoline Sales
Laundry Services
Participant Sports and Recreation: Indoor
Recycling Processing Facility, Wood and Green Materials
Research Services
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing "Limited"
Packing and Processing "Winery"
Packing and Processing "General"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8283 (N.S.) adopted 7-21-93)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2543 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M54 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural Services "14"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2544 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M54 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2545 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M54 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Automotive and Equipment: Storage, Nonoperating Vehicles
Explosive Storage (see Section 6904)
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Outdoor
Scrap Operations (see Section 6300)
Swap Meets
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8283 (N.S.) adopted 7-21-93)

(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)

2560

M56 MIXED INDUSTRIAL USE REGULATIONS

2560 INTENT.

The provisions of Section 2550 through 2579, inclusive, shall be known as the M56 Mixed Industrial Use Regulations, (M56 Use Regulations). The M56 Use Regulations will create an industrial area, and a maximum of five percent of each lot to be designated as support commercial area. The right to develop a support commercial area shall be transferable. The M56 Use Regulations will generally be applied to large areas of 100 or more acres, where a unified appearance can be created. A Specific Plan will be required prior to or concurrent with each rezone to address the availability of public facilities. The types of uses in the M56 Use Regulations will include industrial plants that are primarily engaged in the manufacturing, compounding, processing, assembling, packaging, treatment, warehousing or fabrication of materials or products, and commercial use types necessary to support those uses. Site development will be reviewed for compliance with a Design review manual adopted for the area.

2561 SUPPORT COMMERCIAL AREA.

Support commercial areas shall be designated, and the transfer of the rights to develop support commercial area shall be subject to the following requirements.

- a. Designation of Commercial Area. Each lot in the specific plan area shall be granted a maximum of five percent of commercial use. At the time of application for a building permit, the applicant shall apply for an administrative permit indicating what portion of the site will be reserved for commercial use, and the location of the parking to be reserved for the use. If no area is designated through the administrative permit process at the time the lot is initially developed, the owner retains the right to make such designation at a later date. Additionally, the applicant may relinquish the permit at any time by making an application for relinquishment to the Director. When an applicant has either chosen not to use the right to develop the commercial area of the property or has relinquished the administrative permit to develop the area as a commercial use, the right may be transferred to another property through the process described in subsection b of this section.
- b. Transfer of Designated Commercial Area. Commercial development rights shall be transferable. Transfer shall only be to a site located within the contiguous area within which the M56 use regulation has been applied. The transfer shall not result in more than ten percent of any one site being utilized for support commercial development.

Prior to completing any transfers of development rights, the applicant shall obtain written approval from the Director. No purported transfer shall be of any force or effect without the Director's approval. The applicant shall notify the Department of the completion of the transfer on a form prescribed by the Department, and such notification shall be recorded. Failure to comply with the Department's requirements for notification shall be grounds for refusal to issue building permits.

2562 **PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREA**
The following use types are permitted by the M56 Use Regulations within the industrially designated areas:

a. **Civic Use Types.**

Ambulance Services
Essential Services
Fire Protection Services
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. **Commercial Use Types.**

Automotive and Equipment
 b) Fleet Storage
 c) Parking
 d) Repairs [Heavy Equipment]
 e) Repairs [Light Equipment]
 f) Sales/Rentals [Heavy Equipment]
 g) Sales/Rentals [Farm Equipment]
 h) Sales/Rental [Light Equipment]
Building Maintenance Services
Construction Sales and Services
Recycling Processing Facility, Wood and Green Materials
Research Services
Wholesale Storage and Distribution
 a) Mini Warehouse (see Section 6300 and Section 6909)
 b) Light
 c) Heavy

c. **Industrial Use Types.**

Custom Manufacturing
General Industrial

2562

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d. Agricultural Use Types.

Packing and Processing

- a) Limited
- b) Winery
- c) General
- d) Support

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2563 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREAS THAT ARE SUBJECT TO LIMITATIONS.

The following use types are permitted by the M56 Use Regulations within the industrially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Eating and Drinking Establishments "10"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2564 USES SUBJECT TO A MINOR USE PERMIT WITHIN THE INDUSTRIALLY DESIGNATED AREAS.

The following uses are permitted by the M56 Use Regulations in the industrially designated areas upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

2565 USES SUBJECT TO A MAJOR USE PERMIT WITHIN THE INDUSTRIALLY DESIGNATED AREAS.

The following uses are permitted by the M56 Use Regulations in the industrially designated areas upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Clinic Services
Cultural Exhibits and Library services
Child Care Center
Lodge Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

2566 PERMITTED USES WITHIN THE AREAS DESIGNATED FOR SUPPORT COMMERCIAL.
The following uses are permitted by the M56 Use Regulations within the commercially designated areas.

a. Civic Use Types.

Child Care Center
Essential Services
Law Enforcement Services
Minor Impact Utilities

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales
 a) Agricultural Sales
 b) Horticultural Sales
Automotive and Equipment
 c) Parking
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate
Food and Beverage Retail Sales
Gasoline Sales
Laundry Services
Participant Sports and Recreation
 a) Indoor
Recycling Collection Center
Repair Services [Consumer]
Research Services
Retail Sales
 a) General
Wholesale Storage and Distribution
 a) Mini Warehouse

c. Agricultural Use Types.

Horticultural
 a) Cultivation
 b) Storage
Tree Crops
Row and Field Crops
Packing and Processing
 a) Limited
 b) Support

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

3-93 (Corrected 3-95)

2567

**2567 PERMITTED USES WITHIN THE AREAS DESIGNATED FOR SUPPORT COMMERCIAL
SUBJECT TO LIMITATIONS.**

The following uses are permitted by the M56 Use Regulations within the commercially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Agricultural Services "8"

Automotive and Equipment

a) Cleaning "8"

d) Repairs [Heavy Equipment] "8"

e) Repairs [Light Equipment] "9"

f) Sales/Rentals [Heavy Equipment] "9"

g) Sales/Rentals [Farm Equipment] "9"

h) Sales/Rentals [Light Equipment] "9"

Construction Sales and Services "8"

b. Agricultural Use Types

Animal Raising "16"

**2568 USES SUBJECT TO A MAJOR USE PERMIT WITHIN THE AREAS DESIGNATED FOR
SUPPORT COMMERCIAL.**

The following uses are permitted by the M56 Use Regulations in the commercially designated areas upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services

Ambulance Services

Clinic Services

Cultural Exhibits and Library services

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Postal Services

Religious Services

b. Commercial Use Types

Automotive and Equipment

i) Storage [Nonoperating Vehicles]

j) Storage [Recreational Vehicles and Boats]

Funeral and Internment Services

a) Cremating

Participant Sports and Recreation

b) Outdoor

Scrap Operations

Spectator Sports and Entertainment

a) Limited

b) General

Swap Meets

Transient Habitation

b) Lodging

c. Extractive Use Types.

Site Preparation

2569 SPECIFIC PLAN REQUIRED.

The M56 Use Regulations may be made applicable to any property for which a Specific Plan has been adopted. Alternatively, the provisions of the M56 Use Regulations may be adopted as a part of any Specific Plan. The Specific Plan required by these regulations shall address the availability of public facilities, including but not limited to sewer, water, fire protection and roads. Performance standards shall be include within the Specific Plan to assure that there are adequate public facilities to serve the proposed development. If the necessary facilities are not available, or are fully utilized according to the adopted performance standards, no further building permits shall be issued for any new or expanded commercial or industrial uses. In addition, the Specific Plan shall establish a maximum limit to the total area to be devoted to the support commercial uses. Said commercial uses shall not exceed, and may be less than the five percent that is otherwise allowed by the zone.

2570 ADMINISTRATIVE DESIGN REVIEW REQUIRED.

No permit of any type shall be issued for the construction or alteration of any building or structure, nor shall any person construct or alter a building or structure, nor shall any new use be established in areas subject to the M56 Use Regulations until an Administrative Design Review has been approved as conforming to the criteria of a Design Manual which has been adopted by the Board of Supervisors. Alterations to the interior of a structure which are not visible from the exterior of the structure are exempt from the requirement for review. An applicant may chose to submit a site plan rather than an administrative design review application if the project does not comply with the specific requirements of the Design Manual, but the applicant is of the opinion that the project does comply with the intent of the Design Manual. A separate manual shall be adopted for each separate area when the M56 Use Regulations are applied and shall

reflect the concerns of that area. An existing Community Design Manual may be adopted to serve as the Design Manual. The Design Manual shall require the preservation of environmental resources that are identified as being significant, including wildlife habitat and open space.

2571 WAIVER OF ADMINISTRATIVE DESIGN REVIEW.

The administrative design review required by Section 2570 may be waived by the Director if it is determined that the nature of the proposed project is such that subjecting it to the review process would not materially contribute to the attainment of the objectives and guidelines set forth in the applicable Design Manual.

- a. In making a decision on waiver of an administrative design review due consideration shall be given to the recommendation of the Community Planning/Subregional Planning Group, Community Design Review Board or Property Owners Review Committee, whichever has been designated as the review body as required by Section 2572.
- b. The Director, upon receipt of a request for waiver of the administrative design review requirement, shall provide a copy of said request to the review body for their recommendation.

2572 DESIGNATION BY BOARD OF SUPERVISORS OF REVIEW BODY.

The Board of Supervisors shall designate a review body to review all applications for administrative design review. Such designation shall take place at such time as the M56 Use Regulations are applied to any specific properties. Where there is a Community Planning Group, Subregional Planning Group or Community Design Review Board, such group shall be designated as the review body unless that body agrees to the appointment of a Property Owners Review Committee and the Board of Supervisors so designates. Where there is no planning group or design review board, a Property Owners Review Committee shall be appointed. The number of members of such Property Owners Review Committee, their length of service and identities shall be at the discretion of the Board of Supervisors. The members shall be owners of property wholly or partly within the area affected by the M56 Use Regulations or shall be designated representatives of a property owner.

2574 REVIEW OF APPLICATION BY THE DESIGNATED REVIEW BODY.

The Department of Planning and Land Use, upon receipt of an application for administrative design review, shall provide a copy of said application to the designated review body for their comments. The review body shall have 30 days to review the application and respond with their recommendations.

2576 DECISION BY THE DIRECTOR ON ADMINISTRATIVE DESIGN REVIEW.

The Director shall decide if the application complies with the requirements of the Design Manual and issue that decision within 60 days of the initial application. A denial of the application may be followed by an application for a site plan if the applicant feels that the overall intent of the design requirements can be met by the project without the project being in strict compliance with the requirements of the Design Manual.

2578 APPEAL OF DIRECTOR'S DECISION.

The Director's decision may be appealed pursuant to the appeal procedures commencing at Section 7200.

2580

M58 HIGH IMPACT INDUSTRIAL USE REGULATIONS

2580 INTENT.

The provisions of Section 2580 through Section 2589, inclusive, shall be known as the M58 High Impact Industrial Use Regulations. The M58 Use Regulations are intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. Typically, the M58 Use Regulations would be applied at locations where large land acreages were available and where the impacts associated with unsightliness, noise, odor, and traffic, and the hazards associated with certain industrial uses, would not impact on residential or commercial areas. Various applications of the M58 Use Regulations with appropriate development designators can create major heavy industrial centers or an area for a single, large industrial use.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2582 PERMITTED USES.

The following use types are permitted by the M58 Use Regulations:

a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Veterinary, Large Animals
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Storage, Recreational Vehicles and Boats
- Building Maintenance Services
- Business Equipment Sales and Services

Business Support Services
 Communications Services
 Construction Sales and Services (See Section 6300)
 Gasoline Sales
 Laundry Services
 Participant Sports and Recreation: Indoor
 Recycling Processing Facilities, Wood and Green Materials
 Research Services
 Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
 Tree Crops
 Row and Field Crops
 Packing and Processing (all types)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2583 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M58 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
 Agricultural Services "14"
 Automotive and Equipment: Storage, Nonoperating Vehicles "9"
 Food and Beverage Retail Sales "10"
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Light or Heavy "3"
 Wholesaling, Storage and Distribution: Heavy "14"
 Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
 (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2584

2584 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M58 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2585 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M58 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Religious Assembly

b. Commercial Use Types.

Animal Sales and Services: Stockyard
Explosive Storage (see Section 6904)
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Outdoor
Scrap Operations (see Section 6300)
Swap Meets

c. Industrial Use Types.

Heavy Industrial (see Section 6300)

d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)

e. Extractive Use Types.

Mining and Processing
Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)
(Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)

AGRICULTURAL USE REGULATIONS**A70 LIMITED AGRICULTURAL USE REGULATIONS****2700 INTENT.**

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types

Mobilehome Residential "18"

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"

Animal Sales and Services: Veterinary (Small Animals) "6"

Cottage Industries "17" (see Section 6920)
 Recycling Collection Facility, Small "2"
 Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services
 Minor Impact Utilities
 Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
 (Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
 (Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

2720

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

Law Enforcement Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types

Mobilehome Residential "18"

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
 Animal Sales and Services: Veterinary (Small Animals) "6"
 Cottage Industries "17" (see Section 6920)
 Recycling Collection Facility, Small "2"
 Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities
 Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
 (Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
 (Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 (Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2725

2725 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

SPECIAL PURPOSE REGULATIONS**S80 OPEN SPACE USE REGULATIONS****2800 INTENT.**

The provisions of Section 2800 through Section 2809, inclusive, shall be known as the S80 Open Space Use Regulations. The S80 Open Space Use Regulations are intended to provide for appropriate controls for land generally unsuitable for intensive development. Typically, the S80 Use Regulations would be applied in both urban and rural environments to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Uses permitted within the S80 Use Regulations include those having a minimal impact on the natural environment, or those compatible with the hazards, resources, or other restrictions on the property. Various applications of the S80 Use Regulations with appropriate development designators can create or protect areas of very large residential parcels, agricultural areas, recreation areas, or limited use areas having identified hazards or resources.

2801 SITE PLAN REVIEW REQUIRED.

All development within areas subject to the S80 Open Space Regulations shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

- a. **Content of the Site Plan.** A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show the location, size and use of all proposed buildings and structures and their relationship to the significant physical features located on the development site.
- b. **Relationship to Subdivision Ordinance.** Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.
- c. **Standards and Criteria.** The placement and siting of the proposed structures and buildings shall preserve the open space value of the development site, avoid degradation of the significant physical features located on the development site, and avoid hazards.

2802

2802 PERMITTED USES.

The following use types are permitted by the S80 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (All Types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2803 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S80 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2804 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S80 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2805 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S80 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
 Ambulance Services
 Child Care Center
 Clinic Services
 Community Recreation
 Cultural Exhibits and Library Services
 Lodge, Fraternal and Civic Assembly
 Major Impact Services and Utilities
 Parking Services
 Postal Services
 Religious Assembly

b. Commercial Use Types.

Automobile and Equipment: Parking Services
 Explosive Storage (see Section 6904)
 Participant Sports and Recreation: Outdoor

c. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

S81 ECOLOGICAL RESOURCE AREA REGULATIONS

2810 INTENT.

The provisions of Section 2810 through 2819, inclusive, shall be known as the S81 Ecological Resource Area Use Regulations. The S81 Use Regulations are intended to recognize and preserve the coastal wetlands as resources of national, statewide and regional significance for their biological habitat value; to facilitate the maintenance and enhancement of the biological productivity and scenic quality of the wetlands; and to insure that human use of the wetlands is compatible with their biological and habitat functions. It is intended that these regulations be applied to lagoons and their tributary streams and adjacent uplands within the California Coastal Zone. Unless otherwise clearly delineated by a road, property line, or similar feature, these regulations are intended to be applied to extend to one hundred feet upland of the 100-year floodplain.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2812 PERMITTED USES.

The following use types are permitted by the S81 Use Regulations in accordance with the Special Provisions and Limitations set forth in Section 2818.

a. Civic Use Types

Cultural Exhibits and Library Services: Educational and scientific nature study involving observation only.

Essential Services: Sewer, gas and petroleum products pipelines, telephone and electric lines only.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2815 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S81 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Essential Services: Passive recreation only.

b. Agricultural Use Types.

Animal Raising, Specialty: Aquaculture only

c. Extractive Use Types.

Site Preparation: Dredging and filling for purposes of habitat enhancement only.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2818 SPECIAL PROVISIONS AND LIMITATIONS.

- a. When development is subject to issuance of a Coastal Act Permit pursuant to the California Coastal Act of 1976, said permit shall be issued in accordance with Section 7400 et seq. of this Zoning Ordinance.
- b. In addition to the findings required for granting a major use permit pursuant to Section 7358 or for issuance of a Coastal Act permit commencing at Section 7400, the following specific findings shall be made:
 1. The proposed use, activity or construction will not have any significant adverse effects on the habitat or scenic values of the wetlands or on associated rare, threatened or endangered species; or that adequate measures will be provided to mitigate such significant adverse effects.
 2. The proposed use, activity or construction will not:
Involve wetland fill, except as related to habitat enhancement;
Increase sedimentation of the wetland;
Adversely decrease stream flow into the wetland; nor
Reduce tidal interchange or internal water circulation.
 3. The proposed use, activity, or construction is consistent with the applicable goals and policies of the California Coastal Act and of the San Diego County Local Coastal Program Land Use Plan.
- c. The environmental review documentation prepared and submitted pursuant to Sections 7610 and 7611 shall be utilized to the maximum extent possible in carrying out the provisions of the S81 Use Regulations.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2820

S82 EXTRACTIVE USE REGULATIONS

2820 INTENT.

The provisions of Section 2820 through Section 2829, inclusive, shall be known as the S82 Extractive Use Regulations. The S82 Use Regulations are intended to identify and create areas within the County where mining, quarrying, or oil extractive uses are permitted. Typically, the S82 Use Regulations would be applied to areas of mineral deposits, to signify the presence of such deposit and notify adjacent or affected properties of the intention to allow extraction of minerals within the zone. They may be used to preserve areas with valuable mineral deposits until extraction can take place. Special regulations are to be imposed governing the conduct of mineral extraction, associated operating characteristics, and care of the site at conclusion of the extraction operation.

2822 PERMITTED USES.

The following use types are permitted by the S82 Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2823 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S82 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2824 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S82 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8175 (N.S.) adopted 11-19-92)

2825 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S82 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

b. Commercial Use Types.

Automotive and Equipment: Nonoperating Vehicle Storage
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Scrap Operation (see Section 6300)

c. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

S86 PARKING USE REGULATIONS

2860 INTENT.

The provisions of Section 2860 through Section 2869, inclusive, shall be known as the S86 Parking Use Regulations. The S86 Use Regulations are intended to identify and create areas for automotive parking in association with another dominant land use. Typically, the S86 Use Regulation would be applied to assure a physical separation between one type of use and another, or to accommodate off-street parking requirements for commercial or industrial uses. Various applications of the S86 Use Regulations with appropriate development designators can create small buffer areas between uses or large parking areas designed to satisfy parking needs of a major commercial or industrial complex.

2862 PERMITTED USES.

The following use types are permitted by the S86 Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)
Parking Services

b. Commercial Use Types.

Automotive and Equipment: Parking

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2863 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S86 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood or Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2864 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S86 Use Regulations upon issuance of a Minor Use Permit.

2864

32

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2865 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S86 Use Regulations upon issuance of a Major Use Permit.

a. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

S87 LIMITED CONTROL USE REGULATIONS

2870 INTENT.

The provisions of Section 2870 through Section 2879, inclusive, shall be known as the S87 Limited Control Use Regulations. The S87 Use Regulations are intended to provide limited controls on the use of property in portions of the unincorporated area of the County pending specific studies to enable rezoning of said area in conformance with the adopted General Plan.

2872 PERMITTED USES.

The following use types are permitted by the S87 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2873 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S87 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Commercial Use Types.
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"

2873

Cottage Industries "17" (see Section 6920)
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood or Green Materials "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2874 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S87 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services
Lodge, Fraternal and Civic Assembly (within existing buildings)
Minor Impact Utilities
Small Schools

c. Expansion of any existing use type located on the property.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6398 (N.S.) adopted 7-14-82)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2875 USES SUBJECT TO A MAJOR USE PERMIT.

In addition to the Use Types permitted by Section 2872 through 2874, above, all other Use Types with the exception of Adult Entertainment Establishments, are permitted by the S87 Use Regulations upon issuance of a Major Use Permit.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

S88 SPECIFIC PLANNING AREA USE REGULATIONS

2880 INTENT.

The provisions of Section 2880 through Section 2889, inclusive, shall be known as the S88 Specific Planning Area Use Regulations. The S88 Use Regulations are intended to accommodate Specific Plan areas shown on the San Diego County General Plan or on those lands for which a Specific Plan has been adopted by the Board of Supervisors pursuant to the Government Code. Application of the S88 Use Regulations can create an unlimited variety of land uses in conformance with the General Plan.

2882 PERMITTED USES.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2883 PERMITTED USES SUBJECT TO LIMITATIONS.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Wood and Green Material "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2884

2884 USES SUBJECT TO A MINOR USE PERMIT.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

**b. Civic Use Types.
Law Enforcement Services.**

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2885 USES SUBJECT TO A MAJOR USE PERMIT.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations upon issuance of a Major Use Permit.

a. Agricultural Use Types.

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2887 SPECIFIC PLANS

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations at Part Three (commencing at Section 3000), the Development Regulations at Part Four (commencing at Section 4000), the Special Area Regulations at Part Five (commencing at Section 5000), and/or the General Regulations at Part Six (commencing at Section 6000), of The Zoning Ordinance, shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

2888 SPECIAL PROVISIONS AND LIMITATIONS: S88 USE REGULATIONS.

- a. Prior to adoption of a Specific Plan, a Major Use Permit may be granted pursuant to the S88 Use Regulations to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.
- b. Following the adoption of a Specific Plan, any use set forth in the Specific Plan is permitted by the S88 Specific Planning Area Use Regulations.
- c. All uses established pursuant to an applicable Specific Plan shall be subject to all of the conditions and restrictions set forth in the Specific Plan, and said Specific Plan conditions and restrictions concerning uses shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2889 CALIFORNIA COASTAL ZONE: AGRICULTURAL LAND.

A Specific Plan for any property subject to these use regulations which lies within the California Coastal Zone, and which is designated Agricultural Cropland on the Local Coastal Program Land Use Plan, shall, in addition to other applicable requirements, be prepared and approved in accordance with the provisions of this section.

- a. The Specific Plan shall cover all contiguous properties owned or under the control of the applicant.
- b. Approval of the Specific Plan shall be subject to a specific finding that continued exclusive agricultural use of the entire property is no longer feasible, or that allowing residential development on a portion of the property will enhance the feasibility of agricultural use of the remaining portions of the property.
- c. The Specific Plan shall show at least fifty percent of the land suitable for agriculture as reserved for agricultural use.
- d. Total dwelling units permitted by the Specific Plan shall not exceed the number obtained by multiplying the total acreage covered by the specific plan, exclusive of any wetland areas, by a density factor of 2.8.

- e. All development and other activities subject to the Specific Plan shall conform to the following:
1. All development shall be subject to the Planned Development Area Regulations commencing at Section 5800.
 2. All land shown as reserved for agriculture shall be permanently protected for such use by an appropriate restriction.
 3. Areas shown as reserved for agriculture shall, where feasible, be a minimum of forty contiguous acres in size.
 4. Development shall be located and clustered so as to avoid, to the degree possible, conflict with the continued agricultural use of land reserved for that purpose and, where feasible, shall be located adjacent to existing development or areas planned for development.
 5. To the degree feasible, development shall be concentrated on lands least suitable for agricultural production. Land best suited for agricultural production is defined as land containing Class I-IV soils on slopes of ten percent or less, and is either currently in agricultural production or has the potential for commercial production of food crops.
 6. Where feasible, buffer areas shall be established in the specific plan between agricultural lands and non-agricultural areas within and adjacent to the area covered by the specific plan. Uses within such buffer areas shall be limited to agricultural uses that do not require the application of pesticides or herbicides, or open space uses.
 7. Deeds for residential lots or dwelling units shall contain a clause stating that such lots or dwelling units are located in close proximity to lands reserved for agricultural use and that such use could result in some adverse impacts on such lots or dwelling units.
 8. No roads other than farm access roads shall be constructed across agricultural lands unless mitigation measures are provided that assure the continued long-term viability of agricultural uses.
 9. If land subject to the specific plan borders a lagoon, continuous bluff-top accessways or equivalent overlook areas shall be provided. Such accessways or overlooks shall be reserved for public use by dedication of easements as a condition of development approval.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

S90 HOLDING AREA USE REGULATIONS

2900 INTENT.

The provisions of Section 2900 through Section 2909 shall be known as the Holding Area Use Regulations. The Holding Area Use Regulations are intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other data. It is intended that the Holding Area Use Regulations will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those which are community services, interim uses, or uses which, with appropriate development designators, will not prematurely commit the land to a particular use or intensity of development.

2902 PERMITTED USES.

The following use types are permitted by the S90 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2903 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S90 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Cottage Industries "17" (see Section 6920)
 Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Wood or Green Materials "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2904 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S90 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services
 Minor Impact Utilities
 Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2905 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S90 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

2905

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Agricultural Services
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2908 SPECIAL PROVISIONS AND LIMITATIONS: S90 USE REGULATIONS.

- a. A Major or Minor Use Permit may be continued, modified, reinstated, or renewed for any use which, prior to the application of the S90 Holding Area Use Regulations on the subject property, was permitted pursuant to a duly authorized use permit.
- b. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

S92 GENERAL RURAL USE REGULATIONS

2920 INTENT.

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

2922 PERMITTED USES.

The following use types are permitted by the S92 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (All Types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2923

2923 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S92 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Cottage Industries "17" (see Section 6920)
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2925 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S92 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities
Small Schools

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2926 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2940

S94 TRANSPORTATION AND UTILITY CORRIDOR USE REGULATIONS

2940 INTENT.

The provisions of Section 2940 through 2949, inclusive, shall be known as the S94 Transportation and Utility Corridor Use Regulations. The S94 Use Regulations are intended to create and protect corridors for existing or future highways, railways, pipelines, other modes of transportation, and facilities for transmission of electricity, gas, water and other materials and forms of energy. The S94 Use Regulations are designed in recognition of the fact that transportation and utility facilities can cause adverse impacts on surrounding residents and properties including, for example, noise, vibration, emissions, pollutants, odors, visual appearance, detracting from natural scenic values, electrical interference, and potential for hazards and disasters. Some facilities can also be adversely affected by incompatible uses nearby. It is intended that these and other regulations be applied in a manner that will create sufficient open space or buffering along corridors to mitigate any adverse impacts of the facilities. The uses permitted are those which will not detract from the corridor's primary purpose, will not involve large, permanent concentrations of people, and will not adversely affect surrounding residents and properties. Various applications of the S94 Use Regulations with appropriate development designators can preserve future corridors while allowing appropriate interim uses, and permit suitable uses of land under powerlines, over buried pipelines, or alongside railroads or highways.

2942 PERMITTED USES.

The following use types are permitted by the S94 Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2943 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S94 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
 Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2944 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S94 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
 Minor Impact Utilities
 Parking Services

b. Commercial Use Types.

Automotive and Equipment: Parking

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2945 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S94 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
 Ambulance Services
 Community Recreation
 Cultural Exhibits and Library Services
 Major Impact Services and Utilities
 Postal Services

b. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
 Agricultural Services
 Participant Sports and Recreation: Outdoor
 Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2948

2948 SPECIAL PROVISIONS AND LIMITATIONS: S94 USE REGULATIONS.

- a. A Major Use Permit may be granted pursuant to the S94 Use Regulations to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

2950 SOLID WASTE FACILITY (SWF)

On November 8, 1994, the voters adopted County of San Diego Proposition C, an initiative that created the SWF zoning classification, applied it to the Gregory Canyon site and described a new class III solid waste landfill (the Project). *

The SWF zoning classification shall allow the Project without the need for any permits from the County of San Diego except the Water Course Alteration Permit, Bridge Permit, Grading Permit and Building Permit.

* This unadopted introductory paragraph is provided for informational purposes.

SUPPLEMENTAL LIMITATIONS ON USES.

2980 LIMITATIONS ON PERMITTED USES.

The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

- "1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.
- "2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.
- "3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.
- "4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.
- "5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.
- "6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.
- "7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.
- "8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.
- "9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than 6 feet in height.

- "10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.
- "11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.
- "12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.
- "13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.
- "14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.
- "15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.
- "16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.
- "17" Cottage Industries. Permitted subject to the provisions of Section 6920.
- "18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.
- "19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.

"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Drug Paraphernalia Establishments. Subject to meeting the applicable provisions of the standards specified in Section 6932 and upon issuance by the Director of an Administrative Permit.

"22" Boutique Wineries. Allowed subject to the provisions of Section 6910.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 (Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
 (Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
 (Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
 (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 (Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)
 (Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)
 (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
 (Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
 (Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

USE MATRIX

2990 USE MATRIX.

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Use Regulations contained in Sections 2100 through 2989, inclusive.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		COMMERCIAL		Enclosed		Semi-Enclosed		Open		Drive-In		Administrative and Professional Services		Adult Entertainment Establishments		Agricultural & Horticultural Sales		a) Agricultural Sales		b) Horticultural Sales		Animal Services		a) Auctioning		b) Grooming		c) Horse Stables		d) Kennels		e) Stockyards		f) Veterinary (Large Animal)		g) Veterinary (Small Animal)		Automotive and Equipment		a) Cleaning		b) Fleet Storage		c) Parking		d) Repairs (Heavy Equipment)		e) Repairs (Light Equipment)		f) Sales/Rentals (Heavy Equipment)		g) Sales/Rentals (Farm Equipment)		h) Sales/Rentals (Light Equipment)		i) Storage (Nonoperating Vehicles)		j) Storage (Recreation Vehicles & Boats)		Use Regulations																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
		1400	See Section 6816	1410	6930	1415	1420	1425	1430	1435	1440	1445	1450	1455	1460	1465	1470	1475	1480	1485	1490	1495	1500	1505	1510	1515	1520	1525	1530	1535	1540	1545	1550	1555	1560	1565	1570	1575	1580	1585	1590	1595	1600	1605	1610	1615	1620	1625	1630	1635	1640	1645	1650	1655	1660	1665	1670	1675	1680			1685	1690	1695	1700	1705	1710	1715	1720	1725	1730	1735	1740	1745	1750	1755	1760	1765	1770	1775	1780	1785	1790	1795	1800	1805	1810	1815	1820	1825	1830	1835	1840	1845	1850	1855	1860	1865	1870	1875	1880	1885	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	2090	2095	2100	2105	2110	2115	2120	2125	2130	2135	2140	2145	2150	2155	2160	2165	2170	2175	2180	2185	2190	2195	2200	2205	2210	2215	2220	2225	2230	2235	2240	2245	2250	2255	2260	2265	2270	2275	2280	2285	2290	2295	2300	2305	2310	2315	2320	2325	2330	2335	2340	2345	2350	2355	2360	2365	2370	2375	2380	2385	2390	2395	2400	2405	2410	2415	2420	2425	2430	2435	2440	2445	2450	2455	2460	2465	2470	2475	2480	2485	2490	2495	2500	2505	2510	2515	2520	2525	2530	2535	2540	2545	2550	2555	2560	2565	2570	2575	2580	2585	2590	2595	2600	2605	2610	2615	2620	2625	2630	2635	2640	2645	2650	2655	2660	2665	2670	2675	2680	2685	2690	2695	2700	2705	2710	2715	2720	2725	2730	2735	2740	2745	2750	2755	2760	2765	2770	2775	2780	2785	2790	2795	2800	2805	2810	2815	2820	2825	2830	2835	2840	2845	2850	2855	2860	2865	2870	2875	2880	2885	2890	2895	2900	2905	2910	2915	2920	2925	2930	2935	2940	2945	2950	2955	2960	2965	2970	2975	2980	2985	2990	2995	3000	3005	3010	3015	3020	3025	3030	3035	3040	3045	3050	3055	3060	3065	3070	3075	3080	3085	3090	3095	3100	3105	3110	3115	3120	3125	3130	3135	3140	3145	3150	3155	3160	3165	3170	3175	3180	3185	3190	3195	3200	3205	3210	3215	3220	3225	3230	3235	3240	3245	3250	3255	3260	3265	3270	3275	3280	3285	3290	3295	3300	3305	3310	3315	3320	3325	3330	3335	3340	3345	3350	3355	3360	3365	3370	3375	3380	3385	3390	3395	3400	3405	3410	3415	3420	3425	3430	3435	3440	3445	3450	3455	3460	3465	3470	3475	3480	3485	3490	3495	3500	3505	3510	3515	3520	3525	3530	3535	3540	3545	3550	3555	3560	3565	3570	3575	3580	3585	3590	3595	3600	3605	3610	3615	3620	3625	3630	3635	3640	3645	3650	3655	3660	3665	3670	3675	3680	3685	3690	3695	3700	3705	3710	3715	3720	3725	3730	3735	3740	3745	3750	3755	3760	3765	3770	3775	3780	3785	3790	3795	3800	3805	3810	3815	3820	3825	3830	3835	3840	3845	3850	3855	3860	3865	3870	3875	3880	3885	3890	3895	3900	3905	3910	3915	3920	3925	3930	3935	3940	3945	3950	3955	3960	3965	3970	3975	3980	3985	3990	3995	4000	4005	4010	4015	4020	4025	4030	4035	4040	4045	4050	4055	4060	4065	4070	4075	4080	4085	4090	4095	4100	4105	4110	4115	4120	4125	4130	4135	4140	4145	4150	4155	4160	4165	4170	4175	4180	4185	4190	4195	4200	4205	4210	4215	4220	4225	4230	4235	4240	4245	4250	4255	4260	4265	4270	4275	4280	4285	4290	4295	4300	4305	4310	4315	4320	4325	4330	4335	4340	4345	4350	4355	4360	4365	4370	4375	4380	4385	4390	4395	4400	4405	4410	4415	4420	4425	4430	4435	4440	4445	4450	4455	4460	4465	4470	4475	4480	4485	4490	4495	4500	4505	4510	4515	4520	4525	4530	4535	4540	4545	4550	4555	4560	4565	4570	4575	4580	4585	4590	4595	4600	4605	4610	4615	4620	4625	4630	4635	4640	4645	4650	4655	4660	4665	4670	4675	4680	4685	4690	4695	4700	4705	4710	4715	4720	4725	4730	4735	4740	4745	4750	4755	4760	4765	4770	4775	4780	4785	4790	4795	4800	4805	4810	4815	4820	4825	4830	4835	4840	4845	4850	4855	4860	4865	4870	4875	4880	4885	4890	4895	4900	4905	4910	4915	4920	4925	4930	4935	4940	4945	4950	4955	4960	4965	4970	4975	4980	4985	4990	4995	5000	5005	5010	5015	5020	5025	5030	5035	5040	5045	5050	5055	5060	5065	5070	5075	5080	5085	5090	5095	5100	5105	5110	5115	5120	5125	5130	5135	5140	5145	5150	5155	5160	5165	5170	5175	5180	5185	5190	5195	5200	5205	5210	5215	5220	5225	5230	5235	5240	5245	5250	5255	5260	5265	5270	5275	5280	5285	5290	5295	5300	5305	5310	5315	5320	5325	5330	5335	5340	5345	5350	5355	5360	5365	5370	5375	5380	5385	5390	5395	5400	5405	5410	5415	5420	5425	5430	5435	5440	5445	5450	5455	5460	5465	5470	5475	5480	5485	5490	5495	5500	5505	5510	5515	5520	5525	5530	5535	5540	5545	5550	5555	5560	5565	5570	5575	5580	5585	5590	5595	5600	5605	5610	5615	5620	5625	5630	5635	5640	5645	5650	5655	5660	5665	5670	5675	5680	5685	5690	5695	5700	5705	5710	5715	5720	5725	5730	5735	5740	5745	5750	5755	5760	5765	5770	5775	5780	5785	5790	5795	5800	5805	5810	5815	5820	5825	5830	5835	5840	5845	5850	5855	5860	5865	5870	5875	5880	5885	5890	5895	5900	5905	5910	5915	5920	5925	5930	5935	5940	5945	5950	5955	5960	5965	5970	5975	5980	5985	5990	5995	6000	6005	6010	6015	6020	6025	6030	6035	6040	6045	6050	6055	6060	6065	6070	6075	6080	6085	6090	6095	6100	6105	6110	6115	6120	6125	6130	6135	6140	6145	6150	6155	6160	6165	6170	6175	6180	6185	6190	6195	6200	6205	6210	6215	6220	6225	6230	6235	6240	6245	6250	6255	6260	6265	6270	6275	6280	6285	6290	6295	6300	6305	6310	6315	6320	6325	6330	6335	6340	6345	6350	6355	6360	6365	6370	6375	6380	6385	6390	6395	6400	6405	6410	6415	6420	6425	6430	6435	6440	6445	6450	6455	6460	6465	6470	6475	6480	6485	6490	6495	6500	6505	6510	6515	6520	6525	6530	6535	6540	6545	6550	6555	6560	6565	6570	6575	6580	6585	6590	6595	6600	6605	6610	6615	6620	6625	6630	6635	6640	6645	6650	6655	6660	6665	6670	6675	6680	6685	6690	6695	6700	6705	6710	6715	6720	6725	6730	6735	6740	6745	6750	6755	6760	6765	6770	6775	6780	6785	6790	6795	6800	6805	6810	6815	6820	6825	6830	6835	6840	6845	6850	6855	6860	6865	6870	6875	6880	6885	6890	6895	6900	6905	6910	6915	6920	6925	6930	6935	6940	6945	6950	6955	6960	6965	6970	6975	6980	6985

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES COMMERCIAL (cont.)		USE REGULATIONS																			
		Enclosed	Semi-Enclosed	Open	Drive-in	Building Maintenance Services	Business Equipment Sales and Services	Business Support Services	Communications Services	Convenience Sales and Services (See Sec. 6300)	Cottage Industries (See Sec. 6920)	Eating and Drinking Establishments	Explosive Storage (See Sec. 6904)	Financial, Insurance and Real Estate	Funeral and Interment Services	a) Cremating	b) Interment	c) Undertaking	Gasoline Sales	Laundry Services	Medical Services
1400	See Section 6816																				
1435																					
1440																					
1445																					
1450																					
1455																					
1460																					
1463																					
1464																					
1465																					
1470																					
1475																					
1480																					
1485																					
1490																					
1495																					
1500																					
RESIDENTIAL																					
RS																					
RD																					
RM																					
RV																					
RU																					
RMH																					
RR																					
RRO*																					
RC																					
COMMERCIAL																					
C30																					
C31																					
C32																					
C34*																					
C35																					
C36																					
C37																					
C38																					
C40																					
C42*																					
C44																					
C46*																					
INDUSTRIAL																					
M50																					
M52																					
M54																					
M56+																					
M58																					
AGRICULTURAL																					
A70																					
A72																					
SPECIAL PURPOSE																					
S80*																					
S81																					
S82																					
S86																					
S87+																					
S88+																					
S90+																					
S92																					
S94+																					
SWF																					

**MATRIX
LEGEND**

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-22 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- [E] Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

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USE TYPES		COMMERCIAL (cont.)																								Use Regulations	
		Enclosed Semi-Enclosed	Open	Drive-In	Participant Sports and Recreation	a) Indoor	b) Outdoor	Personal Services (General)	Recycling Collection Facility (See Sec. 6970)	a) Small	b) Large	Recycling Processing Facility (See Sec. 6970)	a) Light	b) Heavy	c) Wood and Green Materials	Repair Services (Consumer)	Research Services	Retail Sales	a) General	b) Specialty	Scrap Operations (See Section 6300)	Spectator Sports and Entertainment:	a) Limited	b) General	Swap Meets		
1400	See Section 6816																										
RS						P	P	P		2								P	P		P						
RD						P	P	P		2								P	P		P						
RM						P	P	P		2								P	P		P						
RV						P	P	P		2								P	P		P						
RU						P	P	P		2								P	P		P						
RMH						P	P	P		2								P	P		P						
RR							M			2																	
RRO*						P	M	P		2								P	P		P						
RC		m	m			P	P	P		2								m	m			P					
RESIDENTIAL																											
RS																											
RD																											
RM																											
RV																											
RU																											
RMH																											
RR																											
RRO*																											
RC																											
COMMERCIAL																											
C30				m					2	2	3	M			M												
C31				m					2	2	3	M			M												
C32				m		m			2	2	3	M															
C34*		m	M	m		m			2	2	3	M			M							M	M				
C35		m	M	m		m			2	2	3	M			M							M	M				
C36		m	M						2	2	3	M			M							M	M				
C37									2	2	3	3	15														
C38						M			2	2	3	3	15								M						
C40									2	2	3	3	15														
C42*																											
C44									2		3	M															
C46*									2		3	M															
INDUSTRIAL																											
M50		m	M	m					2	2	3	M															
M52		m	M	m			M		2	2	3	M															
M54							M		2	2	3	3									M					M	
M56+									2	2	3	M															
M58							M		2	2	3	3									M					M	
AGRICULTURAL																											
A70							M			A				m													
A72							M			A				m													
SPECIAL PURPOSE																											
S80*		S	M				M		2	m				m													
S81																											
S82							M		2	m				m							M						
S86									2	m				m													
S87+						M	M	M	2	m				m	M	M		M	M	M		M	M	M			
S88+									2	m				m													
S90+							M		2	m				m													
S92							M		2	m				m													
S94+							M		2	m				m													
SWF																											

Commercial continued on next page

**MATRIX
LEGEND**

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
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- E Exceptions to Enclosure Matrix (See Section 6814)

Commercial
continued on
next page

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

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USE TYPES		COMMERCIAL (cont.)										INDUSTRIAL										Use Regulations
		Enclosed	Semi-Enclosed	Open	Drive-In	Transient Habitation:	a) Campground (See Section 6450)	b) Lodging (See Section 6400)	c) Resort (See Section 6400)	Wholesaling, Storage and Distribution	a) Mini Warehouse (See Section 6909)	b) Light	c) Heavy	Enclosed	Semi-Enclosed	Open	Custom Manufacturing	General Industrial	Heavy Industrial			
1400	See Section 6816	1545											1600	See Section 6816	1610	1620	1630					
RS																		RESIDENTIAL				
RD																		RS Single-Family Residential				
RM										M								RD Duplex/Two-Family Residential				
RV										M								RM Multi-Family Residential				
RU																		RV Variable Family Residential				
RMH																		RU Urban Residential				
RR																		RMH Mobilehome Residential				
RRO*																		RR Rural Residential				
RC																		RRO* Recreation-Oriented Residential				
																		RC Residential-Commercial				
																		COMMERCIAL				
C30																		C30 Office-Professional				
C31																		C31 Residential/Office Professional				
C32																		C32 Convenience Commercial				
C34*																		C34* Gen. Commercial/Residential				
C35																		C35 Gen. Comm./Ltd. Residential				
C36																		C36 General Commercial				
C37																		C37 Heavy Commercial				
C38																		C38 Service Commercial				
C40																		C40 Rural Commercial				
C42*																		C42* Visitor Serving Commercial				
C44																		C44 Freeway Commercial				
C46*																		C46* Medical Center				
																		INDUSTRIAL				
M50																		M50 Basic Industrial				
M52																		M52 Limited Impact Industrial				
M54																		M54 General Impact Industrial				
M56+																		M56+ Mixed Industrial				
M58																		M58 High Impact Industrial				
																		AGRICULTURAL				
A70																		A70 Limited Agriculture				
A72																		A72 General Agriculture				
																		SPECIAL PURPOSE				
S80*																		S80* Open Space				
S81																		S81 Ecological Resource Area				
S82																		S82 Extractive				
S86																		S86 Parking				
S87+																		S87+ Limited Control				
S88+																		S88+ Specific Plan Area				
S90+																		S90+ Holding Area				
S92																		S92 General Rural				
S94+																		S94+ Transportation & Utility Corridor				
SWF																		SWF Solid Waste Facility				

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USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		AGRICULTURAL												EXTRACTIVE						Use Regulations
		Enclosed Semi-Enclosed	Open	Horticulture	(a) Cultivation	(b) Storage	Tree Crops	Row & Field Crops	Animal Raising	Animal Waste Processing (see Section 6902)	a) Limited	b) General	c) Support	d) Winery	e) Boutique Winery	f) Wholesale Winery	Agricultural Equipment Storage	Mining and Processing (see Section 6550)	Site Preparation	
1700	See Section 6816	1710	1715	1720	1725	1730	1735								1740	1800	1810	1820		
RESIDENTIAL																				
RS	m	m	●	●	●	●	16										M	RS Single-Family Residential		
RD	m	m	●	●	●	●	16										M	RD Duplex/Two-Family Residential		
RM	m	m	●	●	●	●	16										M	RM Multi-Family Residential		
RV	m	m	●	●	●	●	16										M	RV Variable Family Residential		
RU	m	m	●	●	●	●	16										M	RU Urban Residential		
RMH	m	m	●	●	●	●	16										M	RMH Mobilehome Residential		
RR	●	●	●	●	●	●	16		M		M						M	RR Rural Residential		
RRO*	m	m	●	●	●	●	16		M		M						M	RRO* Recreation-Oriented Residential		
RC	m	m	●	●	●	●	16				M						M	RC Residential-Commercial		
COMMERCIAL																				
C30							16										M	C30 Office/Professional		
C31							16										M	C31 Residential/Office Professional		
C32	A	A	●	●	m	●	●	16									M	C32 Convenience Commercial		
C34*	A	A	●	●	●	●	●	16									M	C34* Gen. Commercial/Residential		
C35	A	A	●	●	●	●	●	16									M	C35 Gen. Comm./Ltd. Residential		
C36	A	A	●	●	●	●	●	16									M	C36 General Commercial		
C37	A	A	●	●	●	●	●	16								M	C37 Heavy Commercial			
C38	A	A	●	●	●	●	●	16									M	C38 Service Commercial		
C40	A	A	●	●	●	●	●	16									M	C40 Rural Commercial		
C42*	A	A	●	●	●	●	●	16									M	C42* Visitor Serving Commercial		
C44	A	A	●	●	●	●	●	16									M	C44 Freeway Commercial		
C46*	A	A	●	●	●	●	●	16									M	C46* Medical Center		
INDUSTRIAL																				
M50	A	A	●	●	●	●	●	16		●	●	●					M	M50 Basic Industrial		
M52	A	A	●	●	●	●	●	16		●	●	●	●				M	M52 Limited Impact Industrial		
M54	A	A	●	●	●	●	●	16		●	●	●	●				M	M54 General Impact Industrial		
M56+										●	●	●	●							
M58	A	A	●	●	●	●	●	16	M	●	●	●	●				M	M58 High Impact Industrial		
AGRICULTURAL																				
A70	●	●	●	●	●	●	●	16		●	M	M	M	22	●	M	M	A70 Limited Agriculture		
A72	●	●	●	●	●	●	●	16	M	●	M	M	M	22	●	M	M	A72 General Agriculture		
SPECIAL PURPOSE																				
S80*	A	A	●	●	●	●	●	16		●							M	S80* Open Space		
S81								M									M	S81 Ecological Resource Area		
S82	●	●	●	●	●	●	●	16									M	S82 Extractive		
S86																	M	S86 Parking		
S87+	●	●	●	●	●	●	●	16	M	●	M	M	M				M	S87+ Limited Control		
S88+	●	●	●	●	●	●	●	16		●	M	M	M				M	S88+ Specific Plan Area		
S90+	●	●	●	●	●	●	●	16		●							M	S90+ Holding Area		
S92	●	●	●	●	●	●	●	16	M	●	M	M	M				M	S92 General Rural		
S94+	●	●	●	●	●	●	●	16									M	S94+ Transportation & Utility Corridor		
SWF																		SWF Solid Waste Facility		

**MATRIX
LEGEND**

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned
- Developments of 20 Acres or Larger

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Subject to Limitations (See Section 2980)

May Be Subject to Site Plan Approval

Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)

Subject to Limitations (See Sections 2812 and 2818)

Exceptions to Enclosure Matrix (See Section 6814)